



DIVISION OF  
CAPITAL ASSET  
MANAGEMENT &  
MAINTENANCE

Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021

## Bidders' Conference

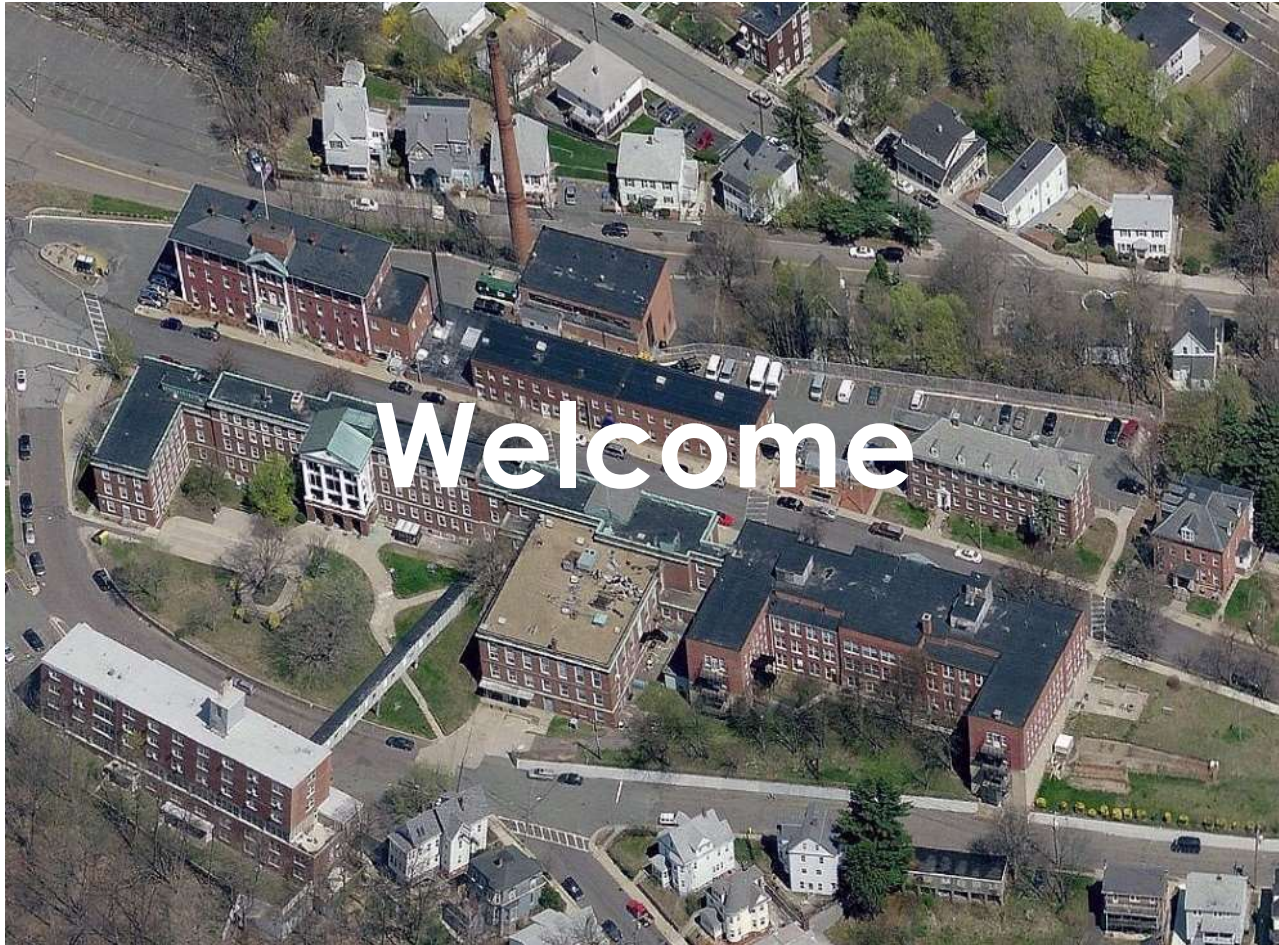
- Welcome
  - DCAMM, Department of Veterans' Services
- RFP Opportunity
  - Bidders Conference Format; Other opportunities to submit questions
  - RFP Overview
  - Submission of Proposals; Site Tour
- Invited Guests
  - Massachusetts Historic Commission
  - City of Chelsea Historic Commission/ Planning and Permitting
  - MA Department of Housing and Community Development
- Questions



Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021





Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021

## Domiciliary Campus RFP: Resources for Additional Information

### RFP Web Page

<https://www.mass.gov/service-details/soldiers-home-in-chelsea-domiciliary-campus-redevelopment>

### RFP Email Address

[shcdomiciliary.dcam@mass.gov](mailto:shcdomiciliary.dcam@mass.gov)



Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021

## Bidders Conference Logistics

Questions may be submitted during Webinar by:

1. Submitting a question in writing using the **Q&A button** at the bottom of the screen
2. Raising your hand using the **Hand Raise** button at the bottom of the screen (during the Questions portion of the Agenda only) - *please wait for the moderator to recognize and unmute you before speaking*

All Q&A will take place at the end of the presentation



Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021

## Bidders Conference Logistics

Following the Bidders' Conference, this presentation and written responses to questions submitted will be made available on the RFP web page.

*Information provided at the Bidders' conference is for convenience only and no warranties or representations are made by the Commonwealth with respect to the accuracy or completeness of the information. The information cannot be relied upon, without outside, independent investigation and verification by the Proposer.*



Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021



## Site Context

### Phase I:

#### Community Living Center Project

154-bed long-term care facility to replace Quigley Building

Groundbreaking October 2018

6-story, 247,000 square foot structure

\$199 Million (\$67 M state share)

Occupancy:  
End of CY 2022



### Phase II:

#### Domiciliary Campus

Residential campus with oldest buildings dating to 1880s

Campus Master Plan including initial program review completed 2018 – DCAMM with EOHHS and DVS

Proposed site for redevelopment with modernized independent housing & veterans' preference



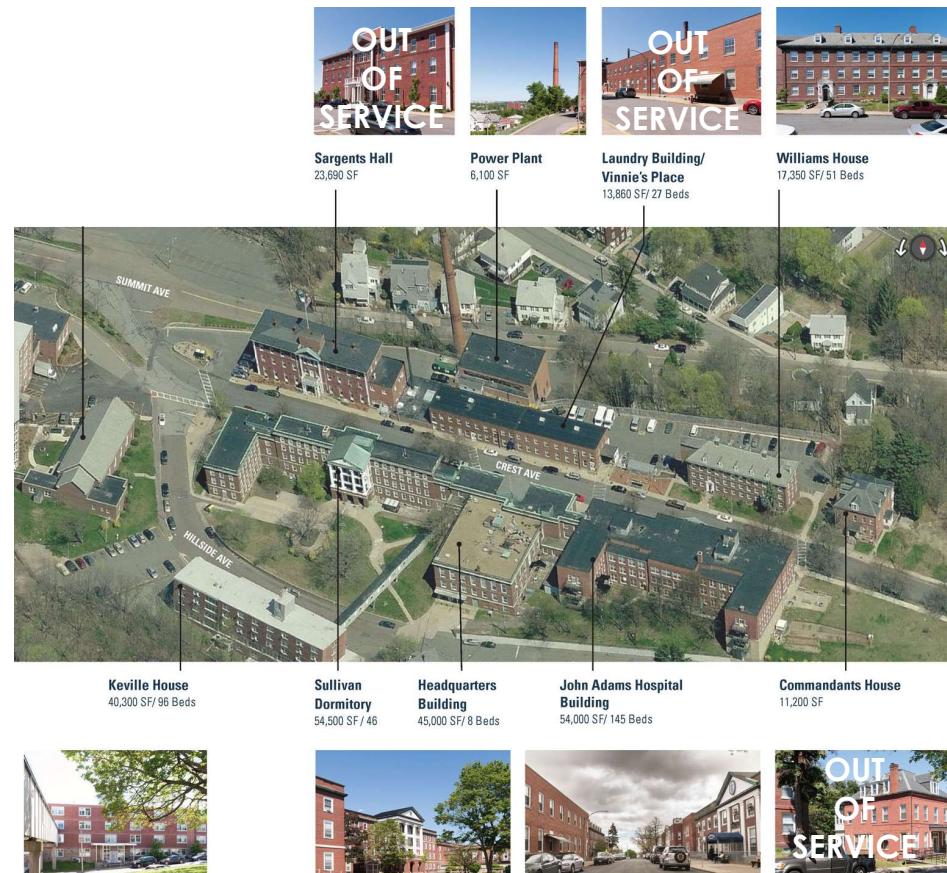
Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021

## Domiciliary Campus

Currently (as of December 2020):

- ~150 residents in SRO-style units, shared bathrooms and dining
- Nine structures, five currently occupied
- Three buildings are out of service (Sargent Hall, Laundry building, Commandant's House)

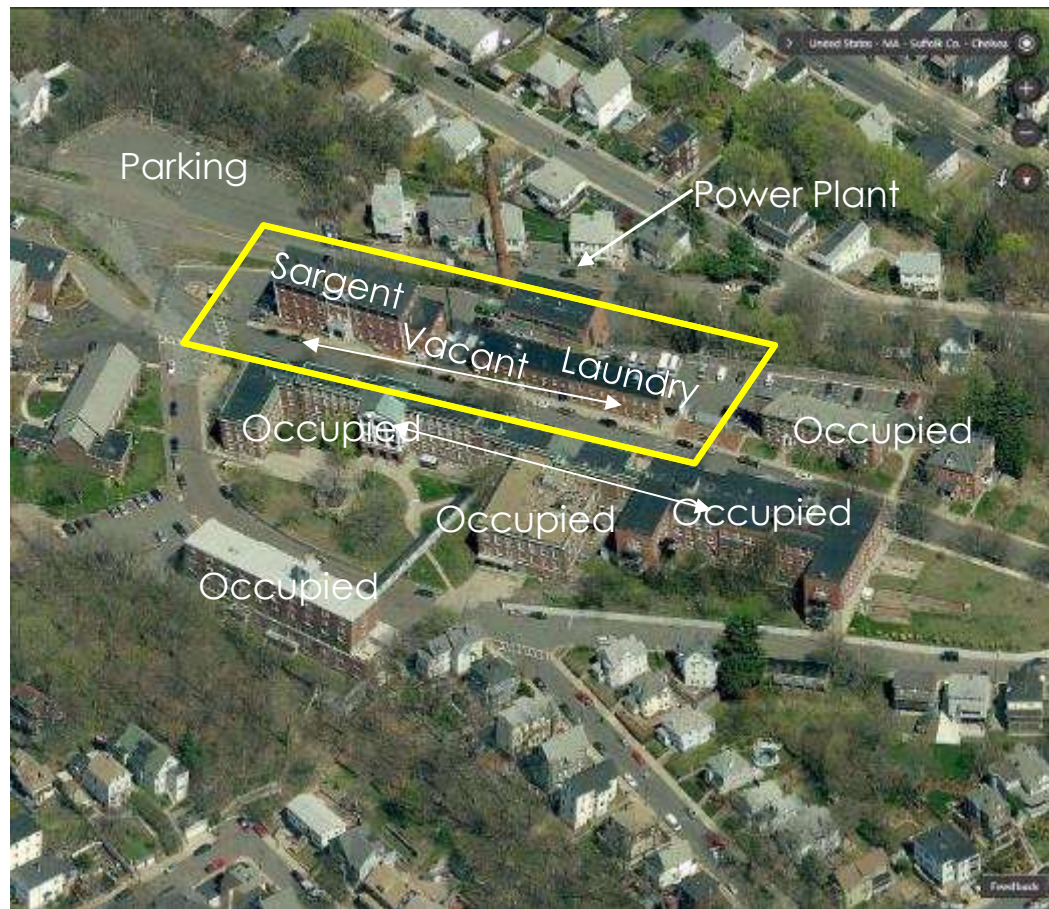


Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021



## Phasing



Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021

## Domiciliary Campus Redevelopment: Overview

- The domiciliary campus will be conveyed to a development partner through (a) long-term lease(s) of up to 99 years. Authorization by Asset Management Board.
- The phased development program will deliver a baseline program of 220 units in total, to be made available with Veterans' preference, affordability-based rents, and services.
  - Additional program elements may also be proposed.
- Current residents who choose not to move into the newly developed units or who are not eligible will have the opportunity to remain within Commonwealth-managed portions of the Domiciliary Campus in units that have not yet been redeveloped.
- Redevelopment will follow the requirements of the MOA with the Massachusetts Historical Commission.
- Redevelopment will be subject to local zoning and permitting.



Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021

## Submission Requirements

All proposals must be received no later than 3:00 PM on March 5, 2021 (Submission Deadline) at One Ashburton Place, 15<sup>th</sup> Floor.

It is required that 12 hard copies of the proposal and one (1) separate electronic file in pdf format (flash drive) be submitted.

Please be attentive to the instructions regarding separation of the Financial Information into a separate envelope. Section 4-10



Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021



## Site Tour

Site Tours are not planned at this time due to precautions associated with COVID-19.

Resources available from DCAMM:

- The RFP and Appendices posted with RFP, including Campus Master Plan; Infrastructure report; and building Plans and Elevations
- Responses to Questions
- Interior/Exterior Photos (NEW) – to be posted on RFP web page



Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021

# Questions



Department of  
Veterans' Services

Soldiers' Home in Chelsea  
**Domiciliary Campus RFP**  
Bidders' Conference - January 7, 2021